



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input checked="" type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
WAIVER OF 5' TO THE REQUIRED MINIMUM OF 5' SIDEWALK			
WIDTH ON PINON CREEK ROAD			

APPLICATION INFORMATION			
Applicant: JOHN SHAYER / PINON CREEK TOWNHOME ASSN		Phone:	
Address: P.O. BOX 13021 12 PINON CREEK RD SE		Email:	
City: ALBUQUERQUE	State:	Zip: 87125	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC		Phone: 505.980.8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOTS 6 & 74		Block:	Unit: 1.023.056.108.215.304.69
Subdivision/Addition: PINON CREEK		MRGCD Map No.:	UPC Code: 1.023.056.112.182.304.28
Zone Atlas Page(s): L-23	Existing Zoning: R-T	Proposed Zoning	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.0635+	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 435 PINON CREEK SE		Between: FOUR HILLS RD	and: SERENITY CT
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2021-006216			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 2.15.22	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM V2: Waiver- DRB

Please refer to the DRB case schedules for meeting dates and deadlines. Your attendance is required.

☐ WAIVER – IDO

- ___ Interpreter Needed for Meeting? ___ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- ___ Scale drawing showing the location of the proposed variance or waiver, as applicable
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

**WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)**

- ___ Interpreter Needed for Meeting? ___ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ☒ Drawing showing the easement or right-of-way to be vacated
- ☒ Required notices with content per IDO Section 14-16-6-4(K)
 - ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☒ Proof of Neighborhood Meeting
 - ☒ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* *this step is not required if waiver is to be heard with minor subdivision plat*
- ___ Sign Posting Agreement - *this step is not required if waiver is to be heard with minor subdivision plat*

☐ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Interpreter Needed for Meeting? ___ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- ___ Proof of Neighborhood Meeting

☐ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Interpreter Needed for Meeting? ___ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V2 at the front followed by the remaining documents in the order provided on this form
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: <u>2.15.22</u>
Printed Name: <u>DERICK ARCHULETA</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers: _____	Project Number: _____
Staff Signature: _____	
Date: _____	

JOHN SHAVER
PO BOX 13021
ALBUQUERQUE NM 87123

January 4, 2022

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: OWNER AUTHORIZATION
LOTS 6, PINON CREEK
PR 2021-006216**

Ms. Wolfley and members of the Board:

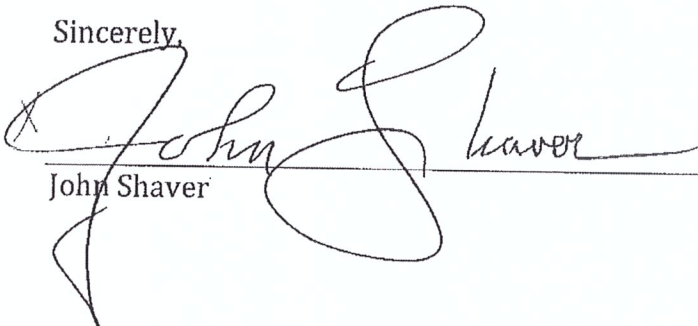
I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for DPM waiver of five (5) feet to the required sidewalk width along Pinon Creek Road.

The authorization will include, but not limited to:

- Preparation of materials for the Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque and neighborhood associations

If you have any questions, please contact me.

Sincerely,


John Shaver

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 15, 2022

Jeanne Wolfenbarger, PE
Principal Engineer
Development Review Board
600 2nd St NW
Albuquerque NM

RE: REQUEST FOR WAIVER OF 5 FEET TO REQUIRED 5 FEET WIDTH FOR SIDEWALK ON PIÑON CREEK ROAD
PROPOSED LOT 6-A & PORTION OF LOT 74, PIÑON CREEK
PR 2021-006216

Ms. Wolfenbarger:

I would like to request a waiver to the DPM for the above mentioned (width of sidewalk) in the effort to complete the platting action on the proposed lot line adjustment.

The existing condition is no sidewalk along Piñon Creek Road which under the required five (5) feet. The waiver request is for 5 feet. Although not meeting current City standards, the lack of sidewalk within the Piñon Creek townhome development, which was originally platted in 1979 has functioned effectively without a sidewalk and is consistent throughout the subdivision.

Subject to DPM Chapter 2-9(B)(2)(ii) Criteria for Waiver from IDO Sidewalk Standards

- (1) The installation of a 5 foot will not contribute to the public welfare in that there is no existing sidewalk all along Piñon Creek Road. The lack of sidewalk functions successfully along the street and throughout the subdivision.
- (2) Although there is a lack of sidewalk, appears to provide sufficient right-of-way to meet minimum ADA or PROWAG guidance in that all properties along this portion of Piñon Creek Road throughout the subdivision reflect a similar width with the assumption that this criteria is met or at least adequate in the residential areas.
- (3) Lack of sidewalks along Piñon Creek Road are consistent with the subject property. This condition appears to function effectively throughout the Piñon Creek townhome development which has existed for almost 43 years. There are also no obstructions such as utility poles.

Subject to IDO 14-16-6-6(P)(3) Review and Decision Criteria for Waivers to the DRB

The lack of sidewalk currently exists along the southern boundary of the subject property on Piñon Creek Road in this immediate area. The existing width reflects consistency with:

- Established neighborhood character of both the subject and adjacent properties is lack of sidewalks,
- Public safety, health or welfare in that there isn't a gap in the lack of sidewalk along the subject property,

- Lack of sidewalk will not cause significant material adverse impacts on surrounding properties in that the condition is consistent throughout the subdivision,
- The lack of sidewalk at it's current width will not materially undermine the intent and purpose of the IDO or the applicable zoning district in that existing development is permissive in the underlying zone,
- The waiver will not affect required development standards of the underlying zone as part of seeking 5 foot waiver for a lack of sidewalk.

Although not meeting current City standards, the overall outcome will allow for the completion of the interior lot line adjustment of two (2) feet reflecting the existing lack of sidewalk that not only exists along the subject property but within the entire subdivision as well.

Thank you for consideration of this request.

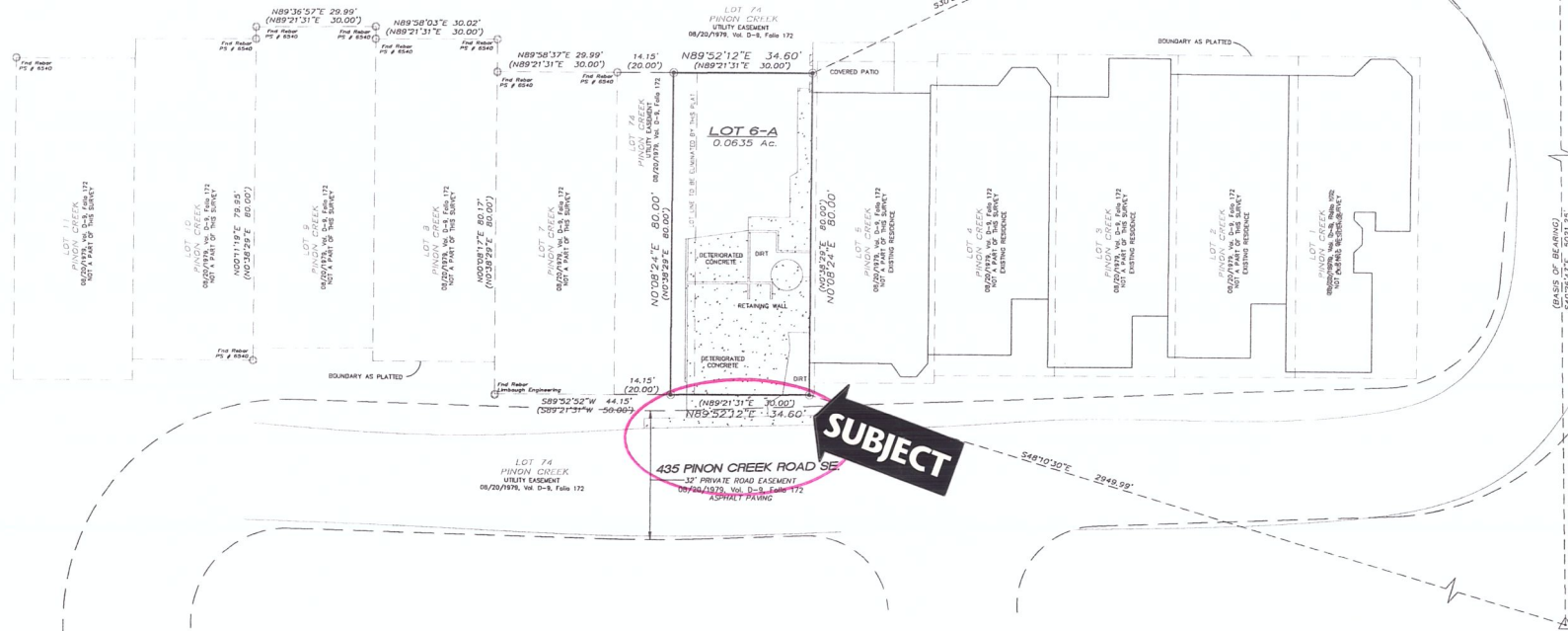
Sincerely,

A handwritten signature in black ink, appearing to read "Derrick Archuleta", with a stylized, flowing script.

Derrick Archuleta, MCRP
Principal

CORRECTION AND LOT LINE ADJUSTMENT PLAT
 LOT 6-A AND A PORTION OF LOT 74
 PINON CREEK
 SITUATE WITHIN
 THE CANON DE CARNUE GRANT
 PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
 AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2021

CITY OF ALBUQUERQUE MONUMENT "BL-22"
 N=1480177.419 U.S. SURVEY FEET
 E=1568414.815 U.S. SURVEY FEET
 GR TO GR = 0.999838988
 MAPING ANGLE = -00°03'31.54"
 NMSP, Central Zone, NAD 83
 ELEV. = 5668.036 U.S. SURVEY FEET NAVD83



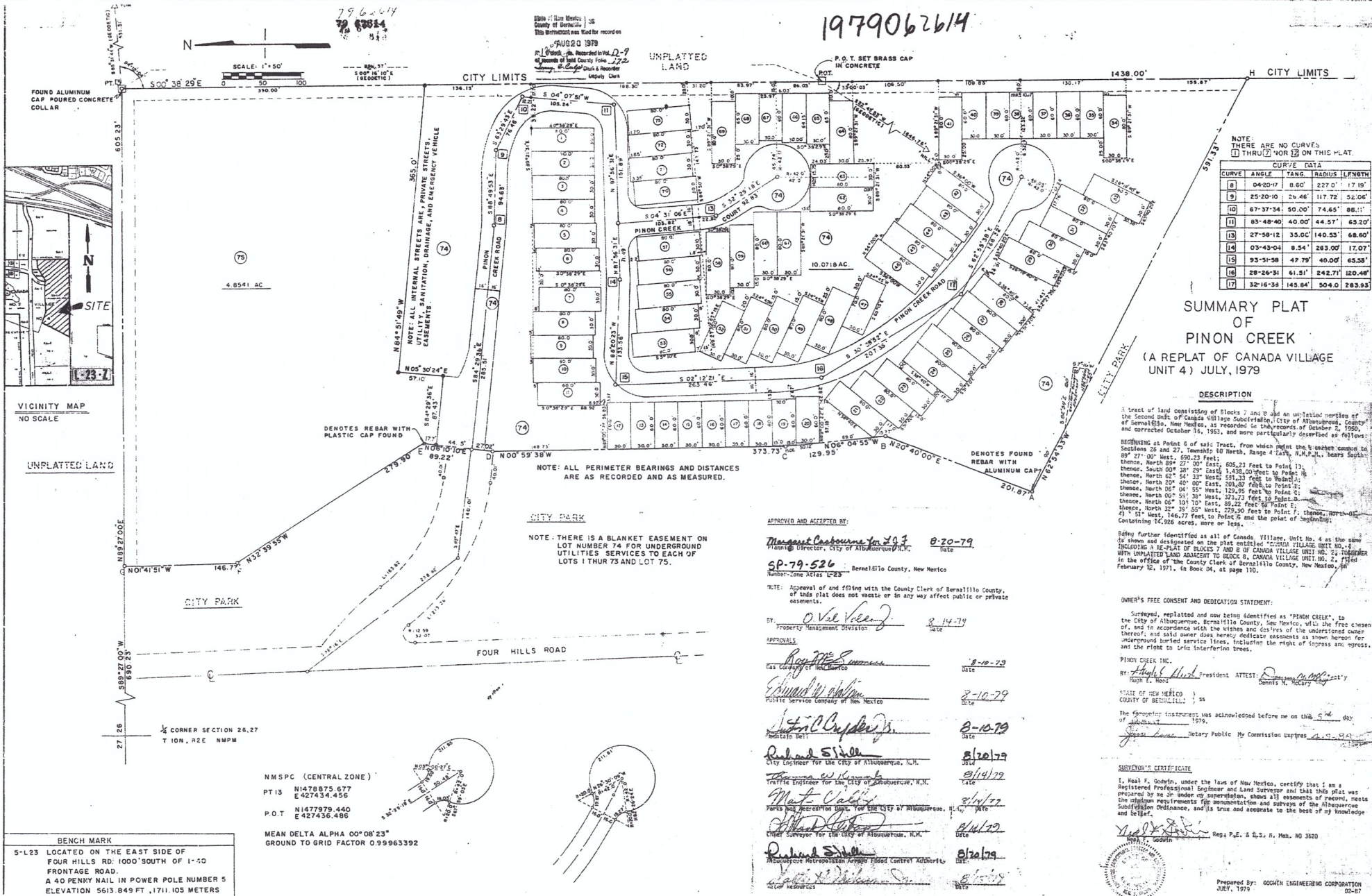
LEGEND
 U UTILITY PEDESTAL
 ● SET PROPERTY CORNER
 ○ FOUND PROPERTY CORNER
 □ CONCRETE

CITY OF ALBUQUERQUE MONUMENT "ADGE"
 N=1478337.642 U.S. SURVEY FEET
 E=1569871.08 U.S. SURVEY FEET
 GR TO GR = 0.999832446
 MAPING ANGLE = -00°03'08.84"
 NMSP, Central Zone, NAD 83

SHEET 3 OF 3

SURV TEK
 Consulting Surveyors
 Albuquerque, New Mexico

Phone: 505-887-3366



NOTE: THERE ARE NO CURVES THRU 7 NOR 13 ON THIS PLAT.

CURVE	ANGLE	TANG.	RADIUS	LENGTH
8	04°20'17"	8.60'	227.0'	17.19'
9	25°20'10"	26.46'	117.72'	52.06'
10	67°37'34"	50.00'	74.65'	86.11'
11	63°48'40"	40.00'	44.57'	63.20'
13	27°58'12"	35.00'	140.53'	68.60'
14	03°43'04"	8.54'	283.00'	17.07'
15	93°51'58"	47.79'	40.00'	65.38'
16	28°26'31"	61.51'	242.71'	120.48'
17	32°16'28"	145.84'	504.0'	283.93'

SUMMARY PLAT
OF
PINON CREEK
(A REPLAT OF CANADA VILLAGE
UNIT 4) JULY, 1979

DESCRIPTION

A tract of land consisting of Blocks 7 and 8 and an un-platted portion of the Second Unit of Canada Village Subdivision, City of Albuquerque, County of Bernalillo, New Mexico, as recorded in the records of the County Clerk of Bernalillo County, New Mexico, on October 16, 1953, and more particularly described as follows:

BEGINNING at Point 6 of said Tract, from which point the 1/4 section corner to Sections 26 and 27, Township 10 North, Range 4 East, N.M.P.M., bears South 89° 27' 00" West, 590.23 feet to Point 1; thence, North 89° 27' 00" East, 605.23 feet to Point 13; thence, South 00° 38' 29" East, 1,430.00 feet to Point 14; thence, North 62° 54' 33" West, 591.33 feet to Point 15; thence, North 20° 40' 00" East, 201.67 feet to Point 16; thence, North 06° 04' 55" West, 125.65 feet to Point 17; thence, North 00° 55' 30" West, 373.23 feet to Point 18; thence, North 06° 10' 15" East, 101.22 feet to Point 19; thence, North 32° 39' 55" West, 279.20 feet to Point 2; thence, North 06° 10' 15" East, 146.77 feet to Point 3 and the point of beginning; containing 14,926 acres, more or less.

Being further identified as all of Canada Village, Unit No. 4 as the same is shown and designated on the plat entitled "CANADA VILLAGE UNIT NO. 4 INCLUDING A REPLAT OF BLOCKS 7 AND 8 OF CANADA VILLAGE UNIT NO. 4 WITH UNPLATTED LAND ADJACENT TO BLOCK 8, CANADA VILLAGE UNIT NO. 4, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 1971, in Book 04, at page 130.

OWNER'S FREE CONSENT AND DEDICATION STATEMENT:

Surveyed, replatted and now being identified as "PINON CREEK", to the City of Albuquerque, Bernalillo County, New Mexico, with the free consent of, and in accordance with the wishes and desires of the undersigned owner thereof, and said owner does hereby dedicate easements as shown hereon for underground buried service lines, including the right of ingress and egress, and the right to later interference trees.

PINON CREEK INC.

BY: *Hugh C. Wood*, President ATTEST: *James H. McCarty*, Secretary

STATE OF NEW MEXICO
COUNTY OF BERNALILLO, ss

The foregoing instrument was acknowledged before me on this 5th day of August, 1979.

John L. Jones, Notary Public My Commission Expires 4-9-84

SURVEYOR'S CERTIFICATE

I, *Real F. Goffin*, under the laws of New Mexico, certify that I am a Registered Professional Engineer and Land Surveyor and this plat was prepared by me in under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Real F. Goffin Reg. P.E. & L.S., No. 3620

Prepared By: *GOSWIN ENGINEERING CORPORATION*
JULY, 1979

435 Pinon Creek SE Neighborhood Meeting Inquiry



From Carmona, Dalaina L. <dlcarmona@cabq.gov>
To adrian@archplan.org <adrian@archplan.org>
Date 2022-01-25 10:59

L-23 ZONE ATLAS.PDF (~1.3 MB)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, January 24, 2022 6:34 PM
To: Office of Neighborhood Coordination <adrian@archplan.org>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Adrian Casas

Telephone Number

5052345680

Email Address

adrian@archplan.org

Company Name

Arch + Plan Land Use Consultants LLC

Company Address

P.O. Box 25911

City

Albuquerque

State

NM

ZIP

87125

Legal description of the subject site for this project:

Lots 6 & 74

Pinon Creek

Physical address of subject site:

435 Pinon Creek SE

Subject site cross streets:

between Four Hills Road and Serenity Court

Other subject site identifiers:

This site is located on the following zone atlas page:

L-23

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

January 26, 2022

RE: REQUEST FOR WAIVER TO WIDTH OF SIDEWALK FOR PIÑON CREEK ROAD
LOTS 6 & 74, PIÑON CREEK
PR 2021-006216

To representatives of the East Gateway Coalition:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a sidewalk width waiver of five (5) feet to the required five (5) foot sidewalk width along Piñon Creek Road. There is no sidewalk on Piñon Creek Road.

The property owner is interested in relocating an interior lot line to adjust for an encroachment of two (2) feet. The adjustment of existing Lot 6 was revealed as a result of field location. The townhouse on the property was torn down due to damage. Lot 6 is currently vacant and prior to rebuilding, the intent is to correct the encroachment. The property zoned R-T (Townhouse).

Current access to the property is from Piñon Creek Road.

At the November 17, 2021 Sketch plat meeting before the DRB it was determined that the lack of sidewalk along Piñon Creek Road not achieve the required five (5) foot width.

As a result, the proposed waiver is required from the Development Process Manual (DPM) and needs to be considered and approved by the Development Review Board (DRB) in conjunction to approval of the Preliminary Final Plat for the lack of sidewalk on Piñon Creek Road.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

As per the Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the request for approval.

Attached for your review are the following:

- Zone Atlas page L-23 (location of the property)
- Proposed lot line adjustment
- Exhibit illustrating lack of sidewalk and platted right-of-way width on Piñon Creek Road
- Neighborhood Meeting Request Form

In our efforts to complete the platting action and reflect compliance with the IDO requirements for waiver actions to the DRB, it would be greatly appreciated for a response at your **earliest convenience**.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

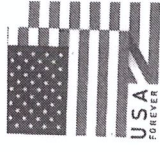
Thank you for your time and attention.

Sincerely,
Derrick Archuleta, MCRP
Principal

ARCH+PLAN Land Use Consultants
P.O. Box 25911
Albuquerque NM 87125
p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

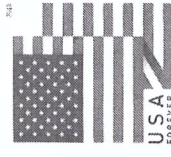
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

MICHAEL BRASHER
EAST GATEWAY COALITION
216 ZENA LONA NE
ALBUQUERQUE NM 87123



ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

JULIE DREIKE
EAST GATEWAY COALITION
13917 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87112



[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: JAN. 28 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: EAST GATEWAY COALITION

Name of NA Representative*: JULIE DREIKE MICHAEL BRASHER

Email Address* or Mailing Address* of NA Representative¹: dreikeja@comcast.net brasher@aps.edu

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: Arch-plan@comcast.net

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 435 PINON CREEK RD SE
Location Description BETWEEN FOUR HILLS ROAD & SERENITY CT.
2. Property Owner* JOHN SHAVER / PINON CREEK TOWNHOME ASSN.
3. Agent/Applicant* [if applicable] DERMICK ARCHULETA / ARCH + PLAN LAND USE CONSULT.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
☐ Variance
☒ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request^{3*}:

5' WAIVER TO 5' MINIMUM WIDTH REQUIRED

FOR SIDEWALK ON PINON CREEK ROAD (LACK OF SIDEWALK)

5. This type of application will be decided by*: ☐ City Staff
OR at a public meeting or hearing by:
☐ Zoning Hearing Examiner (ZHE) ☒ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)
☐ City Council
6. Where more information about the project can be found^{4*}:

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)⁵ L-23
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☒ Waiver(s)

Explanation:

PINON CREEK ROAD: WAIVER OF 5' SIDEWALK WIDTH FOR
LACK OF SIDEWALK

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☐ Yes ☒ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.0635 ±
- b. IDO Zone District R-T
- c. Overlay Zone(s) [if applicable] NONE
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] RESIDENTIAL

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

RE: SIDEWALK WIDTH WAIVER - PINON CREEK

To Derrick Archuleta <arch.plan@comcast.net>

----- Original Message -----

From: Derrick Archuleta <arch.plan@comcast.net>

To: dreikeja@comcast.net, brasher@aps.edu

Cc: Derrick Archuleta <arch.plan@comcast.net>

Date: 01/28/2022 2:10 PM

Subject: RE: PINON CREEK - PRELIMINARY FINAL PLAT

Good afternoon representatives of the East Gateway Coalition:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a sidewalk width waiver of five (5) feet to the required five (5) foot sidewalk width along Piñon Creek Road. There is no sidewalk on Piñon Creek Road.

The property owner is interested in relocating an interior lot line to adjust for an encroachment of two (2) feet. The adjustment of existing Lot 6 was revealed as a result of field location. The townhouse on the property was torn down due to damage. Lot 6 is currently vacant and prior to rebuilding, the intent is to correct the encroachment. The property zoned R-T (Townhouse).

Current access to the property is from Piñon Creek Road.

At the November 17, 2021 Sketch plat meeting before the DRB it was determined that the lack of sidewalk along Piñon Creek Road not achieve the required five (5) foot width.

As a result, the proposed waiver is required from the Development Process Manual (DPM) and needs to be considered and approved by the Development Review Board (DRB) in conjunction to approval of the Preliminary Final Plat for the lack of sidewalk on Piñon Creek Road.

As per the Integrated Development Ordinance (IDO), any waiver actions to the DRB require the applicant to offer a meeting to further discuss the request with affected neighborhood associations.

This email serves as the official offer to meet with you to provide additional information.

As per the Ordinance, you must respond within 15 consecutive days to: 1) request a meeting; 2) decline the meeting; or 3) support the request for approval.

Attached for your review are the following:

- Zone Atlas page L-23 (location of the property)
- Proposed lot line adjustment
- Exhibit illustrating lack of sidewalk and platted right-of-way width on Piñon Creek Road
- Neighborhood Meeting Request Form

In our efforts to complete the platting action and reflect compliance with the IDO requirements for

waiver actions to the DRB, it would be greatly appreciated for a response at your **earliest convenience**.

In order for us to proceed we are required to have a response from the affected neighborhood association to the above listed options.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta, MCRP
Principal

ARCH+PLAN Land Use Consultants LLC
P.O. Box 25911
Albuquerque NM 87125
p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

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- ZONE ATLAS - PLAT.PDF (3 MB)
 - PUBLIC NOTICE FORM.PDF (2 MB)

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: SIDEWALK WAIVER

Decision-making Body: DRB

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II - DETAILS OF REQUEST

Address of property listed in application: 435 PIÑON CREEK ROAD SE

Name of property owner: JOHN SHAYER / PIÑON CREEK TOWNHOME ASSN.

Name of applicant: DERRICK ARCHULETA, ARCH + PLAN LAND USE CONSULTANTS

Date, time, and place of public meeting or hearing, if applicable:

MARCH 2, 2022 9AM VIA ZOOM

Address, phone number, or website for additional information:

P.O. BOX 28911 ALBUQUERQUE NM 87125 505.980.8365

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☐ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Derrick Archuleta (Applicant signature) 2.15.2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.